

Cross Property Customer 1 Line

	Listing ID	S	St# St Name	City	Area	SLC	Units	GSI	Cap	L/C Price	\$/Sqft	Sqft	YrBuilt	LSqft/Ac	PrvPool	Grg Spcs	Date	DOM/CDOM
1	PW22149695	S	129 Park AVE	LONG	1	STD	2	\$0		\$2,050,000.↓	\$756.46	2710	1931/ASR	2,970/0.0682	N	2	09/01/22	28/28
2	PW22134102	S	3801 E Wilton ST	LONG	3	STD	2	\$52,800		\$915,000.↓	\$553.87	1652	1924/ASR	4,105/0.0942	N	2	08/31/22	41/41
3	PW22153469	S	3452 Falcon AVE	LONG	6	STD	2	\$55,800		\$1,055,000.↑	\$580.31	1818	1930/ASR	5,064/0.1163	N	3	08/29/22	7/7
4	RS22091871	S	1602 Pine Ave.	LONG	699	STD	2	\$16,200		\$899,999.↓	\$552.82	1628	1913/PUB	4,956/0.1138	N	2	08/30/22	86/86
5	DW22151069	S	2366 Chestnut AVE	LONG	5	STD	3	\$63,000		\$1,000,000.↑	\$417.01	2398	1951/ASR	6,501/0.1492	N	2	08/31/22	3/3
6	PW22143840	S	734 N Loma Vista DR	LONG	4	STD	5	\$7,458		\$1,075,000.↓	\$191.35	5618	1912/ASR	8,068/0.1852	N	0	08/31/22	22/22

Closed •

List / Sold:

\$2,100,000/\$2,050,000 ↓

28 days on the market

Listing ID: PW22149695

129 Park Ave • Long Beach 90803

**2 units • \$1,050,000/unit • 2,710 sqft • 2,970 sqft lot • \$756.46/sqft •
Built in 1931**

2nd St to Park Ave



This stunning duplex on one of Belmont Shore's most beautiful and quiet streets was originally built in 1931 and completely rebuilt in 2020 with a spectacular remodel. 131 Park consists of 3 bedrooms and 3 bathrooms in the upstairs owner's unit, with an option to use the back of the upstairs home as a separate guest suite with private bathroom and lounge. 129 Park has 2 bedrooms and 1 bathroom. No expense was spared and the results highlight a ton of custom features, such as new wood floors, new glass and wood doors in the living room opening to Juliet balconies, beautiful custom tile, central A/C (upstairs), new gas central heater, 2 new on-demand, tankless gas water heaters (one per unit), new plumbing throughout both units, new electrical wiring throughout both units, new insulation throughout, the oversized 2-car garage has new steel garage door, new solid core wooden interior doors, new safety glass front windows, new front doors upstairs and downstairs, new custom cabinets throughout the upstairs unit, with new quartz countertop in top floor kitchen and bathrooms. The downstairs kitchen and bathroom are refurbished (bathroom has original 1930's tile), and has new commercial-grade carpeting. The front courtyard is a quiet oasis in Long Beach. The plantings feature a miniature Moro Blood Orange tree (last year was the first harvest of sweet blood oranges). The 2 Queen Palms provide shade to the front flagstone patio. The fountain and abundant flowers (jasmine, Black-eyed Susan, Lavender, Ivy Geraniums, and Bougainvillea) attract butterflies, pollinators and hummingbirds. The automatic irrigation system makes garden maintenance easier. The original barrel and cove lathe and plaster ceilings as well as arched windows and archways have been maintained in both units. The top floor residence has a gas fire place. Long Beach has easy access to the 110, 710 & 405 freeways to commute to LA or Irvine. This particular home is ideally located on the middle block of beautiful Park Avenue, 1 block walking distance to the ocean, beaches and 1 block to the shops and restaurants on 2nd Street, a short distance from everything else Long Beach has to offer.

Facts & Features

- Sold On 09/01/2022
- Original List Price of \$2,100,000
- 1 Buildings
- 2 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air
- \$1 (Unknown)
- Laundry: Inside
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

- Floor: Carpet, Wood
- Appliances: Tankless Water Heater

Exterior

- Lot Features: 0-1 Unit/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01878277
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	3	1	Unfurnished	\$0	\$0	\$4,500
2:	1	2	1	1	Unfurnished	\$0	\$0	\$2,750

Of Units With:

- Separate Electric: 2
 - Gas Meters: 2
 - Water Meters: 1
 - Carpet:
 - Dishwasher:
 - Disposal:
- Drapes:
 - Patio:
 - Ranges:
 - Refrigerator:
 - Wall AC:

Additional Information

- Standard sale
- 1 - Belmont Shore/Park,Naples,Marina Pac,Bay Hrbr area
 - Los Angeles County
 - Parcel # 7256031013

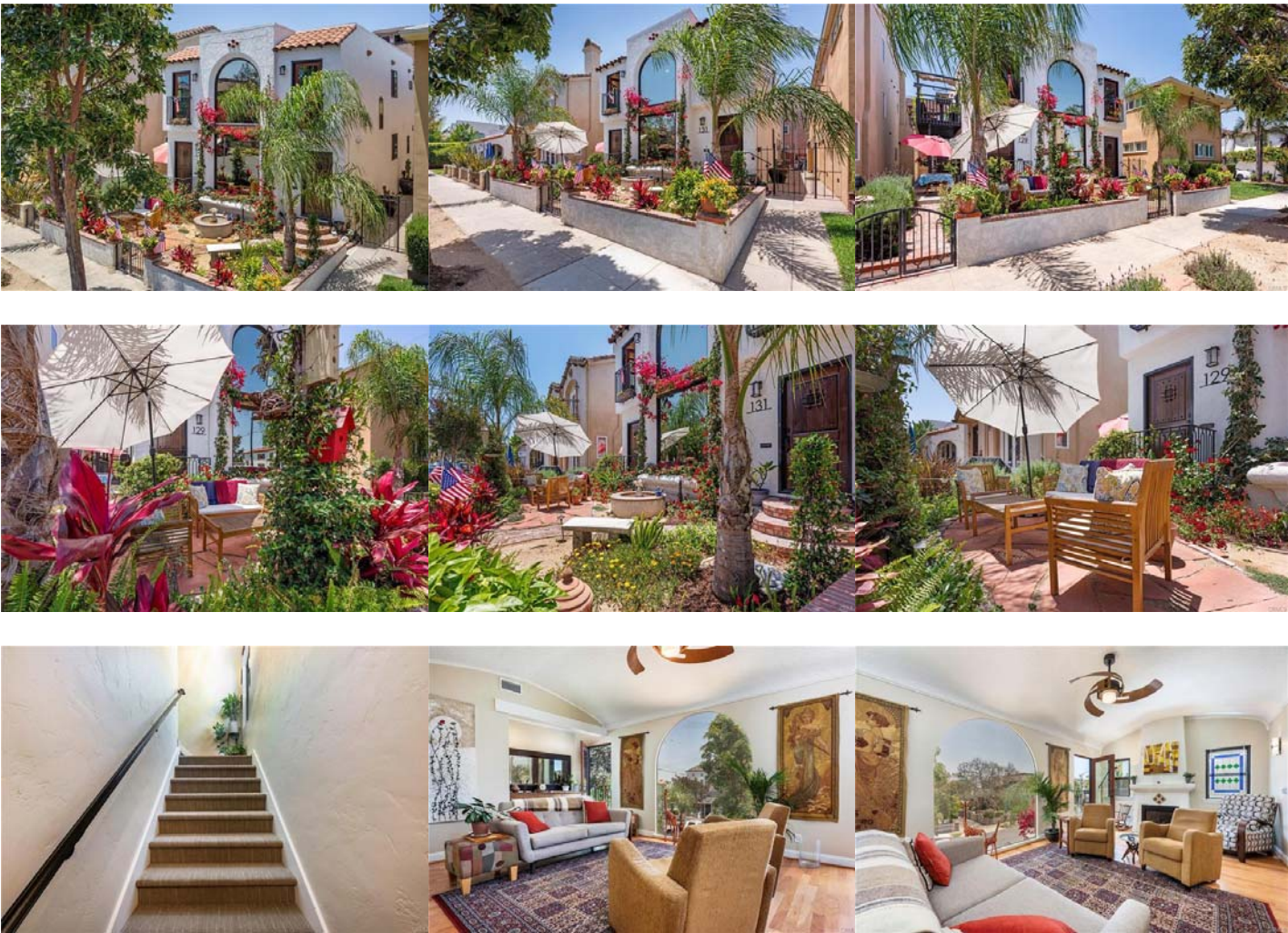
Michael Lembeck

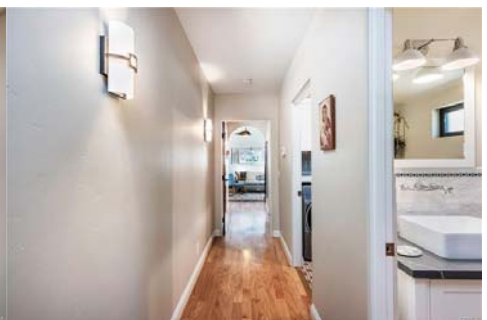
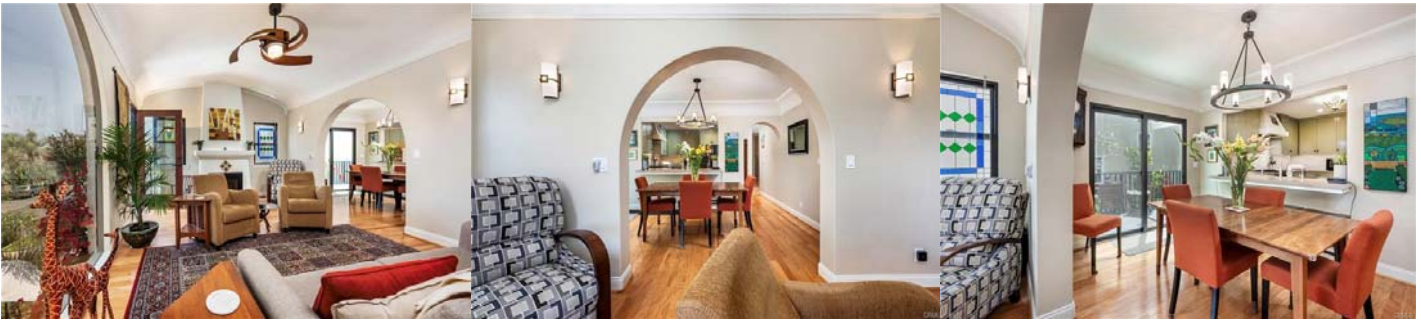
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

Click arrow to display photos









Closed •

List / Sold: **\$915,000/\$915,000** ↓

3801 E Wilton St • Long Beach 90804

41 days on the market

2 units • \$457,500/unit • 1,652 sqft • 4,105 sqft lot • \$553.87/sqft • Built in 1924

Listing ID: PW22134102

Off of Termino South of PCH



Price Reduced over \$50k!! This Sharp Duplex is in an Excellent Corner Lot Location in the Circle Area of Long Beach! This Home Features a Front Unit with 2 beds 1 bath and a den. The separate Bright and Airy 1 bedroom 1 bath unit above the garages features peekaboo views! Each unit has a 1 car garage and a parking space!! Both Units have their own Laundry Areas as well. Close to Shopping Schools and Transportation!! Don't Miss out on owning your own home with rental income!!

Facts & Features

- Sold On 08/31/2022
- Original List Price of \$950,000
- 1 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Other)
- Laundry: In Garage
- \$52800 Gross Scheduled Income
- \$48240 Net Operating Income
- 2 electric meters available
- 2 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,560
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$35
- Cable TV: 01443822
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$140
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	1	Unfurnished	\$2,500		\$2,700
2:	1	1	1	1	Unfurnished	\$1,900		\$2,100

Of Units With:

- Separate Electric: 2
- Gas Meters: 2
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

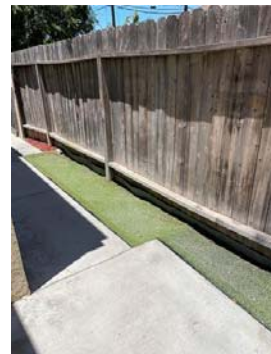
Additional Information

- Standard sale
- 3 - Eastside, Circle Area area
- Los Angeles County
- Parcel # 7253014025

Michael Lembeck
State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection
State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

▼ Click arrow to display photos







CUSTOMER FULL: Residential Income **LISTING ID:** PW22134102

Printed: 09/04/2022 4:52:08 AM

Closed • Duplex

List / Sold: **\$990,000/\$1,055,000** ↑

3452 Falcon Ave • Long Beach 90807

7 days on the market

2 units • **\$495,000/unit** • **1,818 sqft** • **5,064 sqft lot** • **\$580.31/sqft** •
Built in 1930

Listing ID: PW22153469

Cross Streets: N Wardlow E/Cherry



Spanish style DUPLEX in California Heights Historical District! Fantastic starter investment opportunity. Live in one, rent out the other. Front home is 2 bedrooms, 1 full bathroom with a 3rd bedrooms option. Back unit is 1 bedroom, 1 full bath that sits over the 3 car detached garage. Front home features freshly painted interior walls, ceiling fans, central a/c, original hardwood floors, mock fireplace in living room, built in niches and arched doorway in living and dining rooms. Rear unit features upstairs bright unit, mock fireplace, freshly painted walls with the 1930's charm. Detached garage is under the rear unit with back alley access. Laundry room also connected to detached garage. Great yard space between units!

Facts & Features

- Sold On 08/29/2022
- Original List Price of \$990,000
- 2 Buildings
- Levels: Two
- 3 Total parking spaces
- Cooling: Central Air
- Heating: Forced Air, Wall Furnace
- \$0 (Assessor)
- Laundry: Individual Room
- \$55800 Gross Scheduled Income
- \$55800 Net Operating Income
- 2 electric meters available
- 1 gas meters available
- 1 water meters available

Interior

- Floor: Wood

Exterior

- Lot Features: 2-5 Units/Acre
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$1,520
- Electric:
- Gas: \$0
- Furniture Replacement:
- Trash: \$300
- Cable TV: 00906848
- Gardener:
- Licenses:
- Insurance: \$1,520
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$600
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	1	2	Unfurnished	\$0	\$2,750	\$2,750
2:	1	1	1	1	Unfurnished	\$0	\$1,900	\$1,900

Of Units With:

- Separate Electric: 2
- Gas Meters: 1
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 6 - Bixby, Bixby Knolls, Los Cerritos area
- Los Angeles County
- Parcel # 7147018005

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed • Duplex

List / Sold: **\$899,999/\$899,999** ↓

1602 Pine Ave. • Long Beach 90813

86 days on the market

2 units • **\$450,000/unit** • **1,628 sqft** • **4,956 sqft lot** • **\$552.82/sqft** •
Built in 1913

Listing ID: RS22091871

Corner of Pine Ave and 16th Street



Don't miss the opportunity to purchase this amazing investment property with a turnkey condition, close to downtown Long Beach, shopping centers, schools and public transportations. This property has two separate buildings with total living square feet: 1,628SF and lot size: 4,956SF. The front unit has 3 beds and 1.5 baths with a large attic for bonus rooms. There is a stairway to the attic. The back unit originally had 1 bed and 1 bath, but now it turned into two beds and one bath upstairs and downstairs storage was converted into one bed and 3/4 bath. This property has two car garages with additional parking for 7 cars on the side. This corner lot property has so many kinds of fruit trees and more.

Facts & Features

- Sold On 08/30/2022
- Original List Price of \$960,000
- 2 Buildings
- Levels: Two
- 2 Total parking spaces
- \$0 (Public Records)
- Laundry: Dryer Included, Washer Included
- \$16200 Gross Scheduled Income
- \$13700 Net Operating Income
- 60 electric meters available
- 65 gas meters available
- 0 water meters available

Interior

- Rooms: All Bedrooms Down, All Bedrooms Up, Bonus Room
- Floor: Laminate
- Appliances: Gas Range, Ice Maker, Refrigerator, Water Heater
- Other Interior Features: Attic Fan, Ceiling Fan(s)

Exterior

- Lot Features: Corner Lot
- Security Features: Security System, Smoke Detector(s)
- Fencing: Brick, Wood, Wrought Iron
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$4,020
- Electric: \$960.00
- Gas: \$781
- Furniture Replacement:
- Trash: \$720
- Cable TV: 01011606
- Gardener:
- Licenses:
- Insurance: \$1,500
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$840
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	3	2	1	Furnished	\$0	\$0	\$0
2:	1	3	2	1	Unfurnished	\$1,350	\$1,350	\$2,000

Of Units With:

- Separate Electric: 60
- Gas Meters: 65
- Water Meters: 0
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 699 - Not Defined area
 - Los Angeles County
 - Parcel # 7269011006
-

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

▼ Click arrow to display photos





Closed •

List / Sold: **\$969,000/\$1,000,000** ↑

2366 Chestnut Ave • Long Beach 90806

3 days on the market

3 units • \$323,000/unit • 2,398 sqft • 6,501 sqft lot • \$417.01/sqft • Built in 1951

Listing ID: DW22151069

Off of Willow St & Pacific Ave.



Welcome to this beautiful three unit property in the great South Wrigley Area of Long Beach! This property offers you a beautiful, remodeled two bedroom home in the front and a well kept duplex in the back! The duplex towards the back of the property each consists of one bedroom, with one unit being delivered VACANT! This an extremely unique opportunity to live in one unit and rent the other two! As you step into the two bedroom home you will immediately notice that the entire home has been redone. This unit offers you a brand new kitchen, brand new bathrooms, new flooring, tankless water heater, new windows, and much much more! The vacant unit has been freshly painted and has brand new flooring throughout the entire unit! There is a nice back yard that separates the home and duplex which leads you towards two one-car garages and alley access! This is an opportunity that you do not want to miss! Take a tour today!

Facts & Features

- Sold On 08/31/2022
- Original List Price of \$969,000
- 2 Buildings
- 2 Total parking spaces
- \$0 (Assessor)
- \$63000 Gross Scheduled Income
- 3 electric meters available
- 3 gas meters available
- 1 water meters available

Interior

Exterior

- Lot Features: Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric: \$0.00
- Gas: \$0
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management:
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	0	1	Unfurnished	\$2,400	\$2,400	\$2,600
2:	1	1	0	1	Unfurnished	\$1,150	\$1,150	\$1,700
3:	1	1	0	0	Unfurnished	\$0	\$0	\$1,700

Of Units With:

- Separate Electric: 3
- Gas Meters: 3
- Water Meters: 1
- Carpet:
- Dishwasher:
- Disposal:
- Drapes:
- Patio:
- Ranges:
- Refrigerator:
- Wall AC:

Additional Information

- Standard sale

- 5 - Wrigley Area area
- Los Angeles County
- Parcel # 7205015004

Michael Lembeck

State License #: 01019397

Cell Phone: 714-742-3700

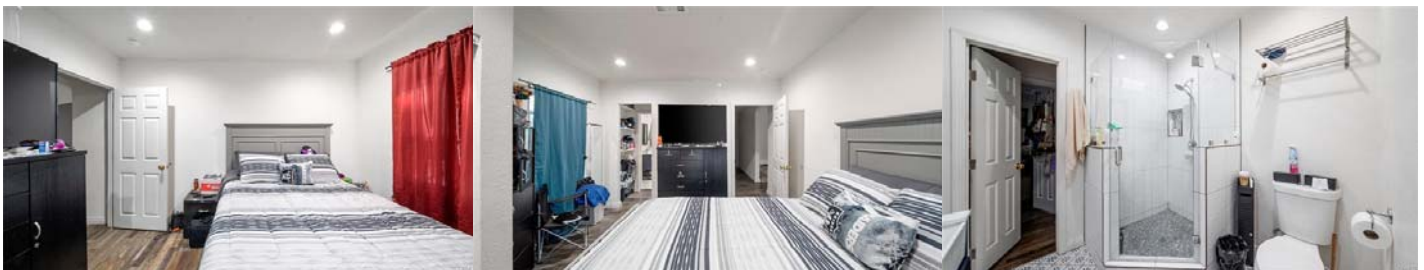
Re/Max Property Connection

State License #: 01891031

26371 Crown Valley Pkwy, #180

Mission Viejo, 92691

 Click arrow to display photos







Closed •

List / Sold:

\$1,375,000/\$1,075,000 ↓

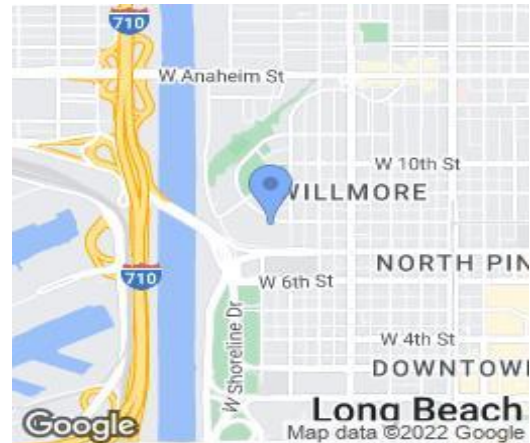
22 days on the market

734 N Loma Vista Dr • Long Beach 90813

**5 units • \$275,000/unit • 5,618 sqft • 8,068 sqft lot • \$191.35/sqft •
Built in 1912**

Listing ID: PW22143840

Take 710 Freeway exit Anaheim east, right on Daisy, right on N. Loma Vista past Drake Park



Great income property opportunity in up-and-coming Drake Park Historic District. 100% rented so perfect for investor looking for cash flow. Two separate buildings on an 8068 square foot rectangular lot. Front building is a Craftsman bungalow style side-by-side duplex consisting of two 2 bedroom, 1.5 bath units approximately 1275 sq ft each with their own laundry hook-ups. Separate rear building was constructed in 1963 and is three 2 bedroom units approximately 1000 sq feet each. Great location in quaint walkable neighborhood just minutes from the Pike, Harbor, Downtown eateries and entertainment, beach bike and walking paths. Close to freeways, public transportation, schools, parks and shopping. Property sold as-is. Vacant lot next door, 8130 square ft and zoned R2 is also for sale and would offer a great development opportunity for builder/contractor.

Facts & Features

- Sold On 08/31/2022
- Original List Price of \$1,375,000
- 2 Buildings
- 3 Total parking spaces
- Heating: Wall Furnace
- \$0 (Unknown)
- Laundry: Inside, See Remarks
- \$7458 Gross Scheduled Income
- \$5958 Net Operating Income
- 5 electric meters available
- 5 gas meters available
- 0 water meters available

Interior

Exterior

- Lot Features: Rectangular Lot, Park Nearby
- Sewer: Public Sewer

Annual Expenses

- Total Operating Expense: \$0
- Electric:
- Gas:
- Furniture Replacement:
- Trash: \$0
- Cable TV: 01914434
- Gardener:
- Licenses:
- Insurance: \$0
- Maintenance:
- Workman's Comp:
- Professional Management: 0
- Water/Sewer: \$0
- Other Expense:
- Other Expense Description:

Unit Details

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA
1:	1	2	2	0	Unfurnished	\$1,656	\$1,656	\$1,495
2:	1	2	2	0	Unfurnished	\$1,330	\$1,330	\$900
3:	1	2	2	0	Unfurnished	\$1,620	\$1,620	\$1,495
4:	1	2	2	0	Unfurnished	\$1,495	\$1,495	\$1,495
5:	1	2	1	0	Unfurnished	\$1,357	\$1,357	\$900

Of Units With:

- Separate Electric: 5
- Gas Meters: 5
- Water Meters: 0
- Carpet:
- Drapes:
- Patio:
- Ranges: 5
- Refrigerator:

- Dishwasher:
- Disposal:

- Wall AC:

Additional Information

- Standard sale

- 4 - Downtown Area, Alhambra Beach area
- Los Angeles County
- Parcel # 7271023009

Michael Lembeck

State License #: 01019397
Cell Phone: 714-742-3700

Re/Max Property Connection

State License #: 01891031
26371 Crown Valley Pkwy, #180
Mission Viejo, 92691

 Click arrow to display photos



